



EMIGRATION CANYON
METRO TOWNSHIP

Planning and Development Services

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MEETING MINUTE SUMMARY EMIGRATION PLANNING COMMISSION MEETING Thursday, September 16, 2021 8:30 a.m.

****Meeting minutes were approved on May 12, 2022****

Approximate meeting length: 53 minutes

Number of public in attendance: 0

Summary Prepared by: Wendy Gurr

Meeting Conducted by: Commissioner Harpst

***NOTE:** Staff Reports referenced in this document can be found on the State website, or from Planning & Development Services.

ATTENDANCE

Commissioners and Staff:

Commissioners	Public Mtg	Business Mtg	Absent
Andrew Wallace			x
Alex Pacanowsky			x
Jim Karkut	x	x	
Robert Pinon			x
Dale Berreth	x	x	
Tim Harpst	x	x	

Planning Staff / DA	Public Mtg	Business Mtg
Wendy Gurr	x	x
Travis Hair	x	x
Jim McNulty		
Adam Long	x	x

BUSINESS MEETING

Meeting began at – 8:37 a.m.

Motion: To nominate Commissioner Harpst as Chair Pro Tem for the September 16, 2021 Planning Commission Meeting only. Commissioners Harpst accepted the nomination.

Motion by: Commissioner Karkut

2nd by: Commissioner Berreth

- 1) Approval of the January 6, 2021 Planning Commission Meeting Minutes. (Motion/Voting)

Motion: To approve January 6, 2021 Planning Commission Meeting Minutes as presented.

Motion by: Commissioner Berreth

2nd by: Commissioner Karkut

Vote: Commissioners voted unanimous in favor (of commissioners present)

Approval of the January 14, 2021 Planning Commission Meeting Minutes. (Motion/Voting)

Motion: To approve January 14, 2021 Planning Commission Meeting Minutes as presented.

Motion by: Commissioner Karkut

2nd by: Commissioner Berreth

Vote: Commissioners voted unanimous in favor (of commissioners present)

2) Other Business Items (as needed)

No other business items to discuss.

PUBLIC HEARINGS

Hearings began at – 8:40 a.m.

OAM2021-000425 - A proposed ordinance creating Chapter 19.15 of the Emigration Canyon Town Code of Ordinances allowing for and regulating Interior Accessory Dwelling Units (IADUs) in single-family detached dwellings. **Planner:** Travis Hair (Motion/Voting)

The Planning Commission will act on the proposed Land Use Ordinance changes after taking comments from the public during the public hearing. Public comments will be provided pursuant to the planning commission's rules of conduct, which are attached to the back of this agenda. Public comments will be limited to three minutes per person.

Greater Salt Lake Municipal Services District Planner Travis Hair provided an overview of the proposed ordinance creating Chapter 19.15 of the Emigration Canyon Town Code of Ordinances allowing for and regulating Interior Accessory Dwelling Units (IADUs) in single-family detached dwellings.

Commissioner Harpst said section 19.15.080.b, page 4, how is that announced or enforced. Mr. Hair said people have built them, and not told anyone, enforcement issue and need to know about them before we can do anything about it.

Commissioner Harpst said section 19.15.120.d, page 5, add sign and record. Commissioner Karkut asked about overall timing, authorizes them in all residential zones, and relevant municipality to adopt an ordinance and impose requirements. How do you interpret primarily zoned for single family residence. Mr. Hair said most lots, hard how many areas and hard to argue not residential or being used for. Commissioner Karkut said 25 percent restriction done in a zoning ordinance modification. Mr. Hair said if all areas are similar in zoning and condition, difficult to justify putting 25 percent. Mr. Hair said townhouses will not be able to utilize only single family detached, not a townhouse or condo product.

Commissioners, Counsel, and staff had a discussion regarding IADU, purposes and policies, allowed areas and zones, H and I from the standards, 19.15.120.c notices, and housing plan.

No one from the public present to speak.

Commissioner Karkut motioned to close the public hearing, Commissioner Berreth seconded that motion.

PUBLIC PORTION OF HEARING CLOSED

Motion: To recommend approval of file #OAM2021-000425 proposed ordinance creating Chapter 19.15 of the Emigration Canyon Town Code of Ordinances allowing for and regulating Interior Accessory Dwelling Units (IADUs) in single-family detached dwellings to the Emigration Canyon Council with amendments as recommended.

Motion by: Commissioner Berreth

2nd by: Commissioner Karkut

Vote: Commissioners voted unanimous in favor (of commissioners present)

OAM2021-000426 - A proposal to amend the existing Floodplain Ordinance in Section 19.74 of the Emigration Canyon Municipal Code. This update will replace the existing Section 19.74 with new language that conforms with current State of Utah and FEMA requirements. **Planner:** Travis Hair (Motion/Voting)

The Planning Commission will act on the proposed Land Use Ordinance changes after taking comments from the public during the public hearing. Public comments will be provided pursuant to the planning commission's rules of conduct, which are attached to the back of this agenda. Public comments will be limited to three minutes per person.

Greater Salt Lake Municipal Services District Planner Travis Hair provided an overview of the proposal to amend the existing Floodplain Ordinance in Section 19.74 of the Emigration Canyon Municipal Code. This update will replace the existing Section 19.74 with new language that conforms with current State of Utah and FEMA requirements.

Commissioners and staff had a discussion regarding section 19.74.050.k, penalties for noncompliance and addressing requirements for cost or requirement to restore noncompliance, section 19.74.060.e, Variance inquired to the land use hearing officer,

No one from the public present to speak.

Commissioner Berreth motioned to close the public hearing, Commissioner Karkut seconded that motion.

PUBLIC PORTION OF HEARING CLOSED

Motion: To recommend approval of file #OAM2021-000426 a proposal to amend the existing Floodplain Ordinance in Section 19.74 of the Emigration Canyon Municipal Code. This update will replace the existing Section 19.74 with new language that conforms with current State of Utah and FEMA requirements to the Emigration Canyon Council as presented.

Motion by: Commissioner Karkut

2nd by: Commissioner Berreth

Vote: Commissioners voted unanimous in favor (of commissioners present)

Commissioner Berreth motioned to adjourn, Commissioner Karkut seconded that motion.

MEETING ADJOURNED

Time Adjourned – 9:30 a.m.